HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2010

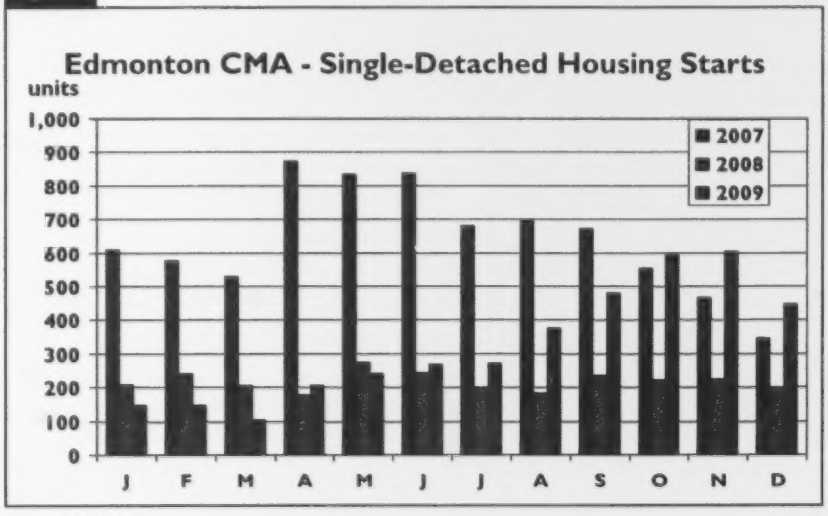
New Home Market

Edmonton's Housing Starts Continue to Improve in December

Total housing starts in Greater Edmonton ended 2009 on a high note, with activity rising on a year-over-year basis for the sixth month in a row. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 812 units in December compared with 324 units in December 2008. For all of 2009, housing starts totalled 6,317 units across Metro compared with 6,615 units recorded in 2008.

Single-detached starts in the Capital region amounted to 448 units in December, up substantially from the 194 units reported during December

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
2 Resale Market
3 Economy
4 Maps of Edmonton
10 Housing Now Report Tables
11 Summary by Market
17 Starts
21 Completions
24 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

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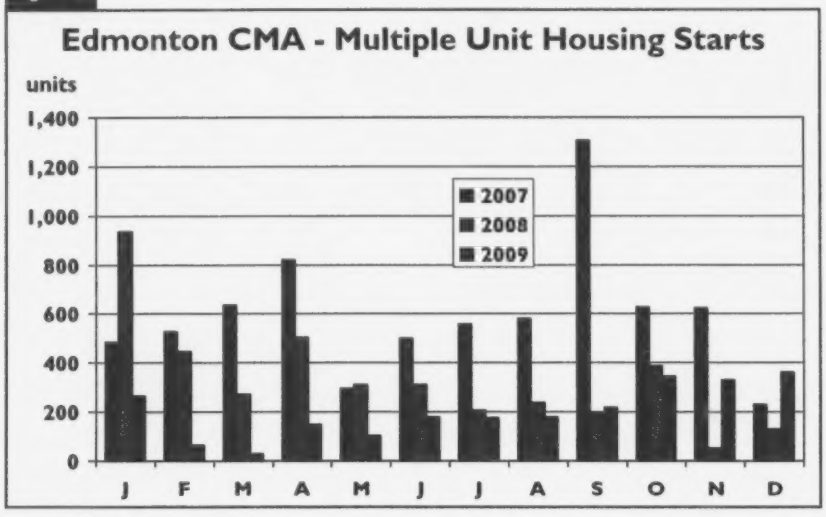
Figure 2



Source: CMHC

2008. To the end of December, home builders poured foundations for 3,897 single-detached units, an increase of 49 per cent from the 2,613 units started during all of 2008. With Edmonton's economy expected to improve in 2010, look for continued gains in new single-detached activity in the months ahead.

Single-detached completions fell by 9.1 per cent year-over-year in December to 281 units. Singles under construction, meanwhile, rose for the sixth consecutive month to 3,028 units, representing the highest level since July 2008. Absorptions in December fell by 1.5 per cent from the last month of 2008 to 328 units. With absorptions outpacing completions by a wide margin, the inventory of completed and unoccupied singles (including show homes) decreased to 397 units, down 60 per cent from the end of 2008. The inventory has not dropped below the 400 unit mark since March 2003.

The average price of single-detached units absorbed in December fell by 8.3 per cent from December 2008 to $486,015. Despite this decrease, the annual average for 2009 rose by just over six per cent above the 2008 average to $543,243.

Multiple unit starts also picked up on year-over-year basis in December. Semi-detached, row, and apartment units totalled 364 units in December compared with 130 units in December 2008. Multiple starts increased to 1,046 units during the fourth quarter, representing an 82 per cent rise over the volumes witnessed during October to December 2008. Despite the gains in recent months, production in 2009 was down by 39.5 per cent to 2,420 units compared with 4,002 multiple dwelling starts tallied in all of 2008.

Multiple dwelling completions increased in December to 508 units compared with 143 during the same month a year prior. Absorptions also experienced major gains year-over-year, allowing inventory levels to remain largely unchanged from the previous month of November. However, inventories remain elevated compared with the volume of completed and unoccupied units on hand at the end of 2008. Total inventory stood at 1,118 units in December, more than double the tally reported a year prior. The good news for multi-family developers is that inventories remain down from the peak levels reported in September of last year. With units under construction in December down 51 per cent from levels reported at the end of 2008, we look for further reductions in the volumes of completed and unoccupied multis in the months ahead.

Resale Market

Demand Strengthens in 4th Quarter

On the heels of a 12 per cent year-over-year increase during the third quarter, sales reported by the Realtors® Association of Edmonton (RAE) in the last three months of 2009 jumped by 36 per cent over the fourth quarter of 2008 to 3,744 units. For the year, total home sales on the MLS® reached 19,139 units, representing a 10 per cent gain over 2008 and the third best year on record.

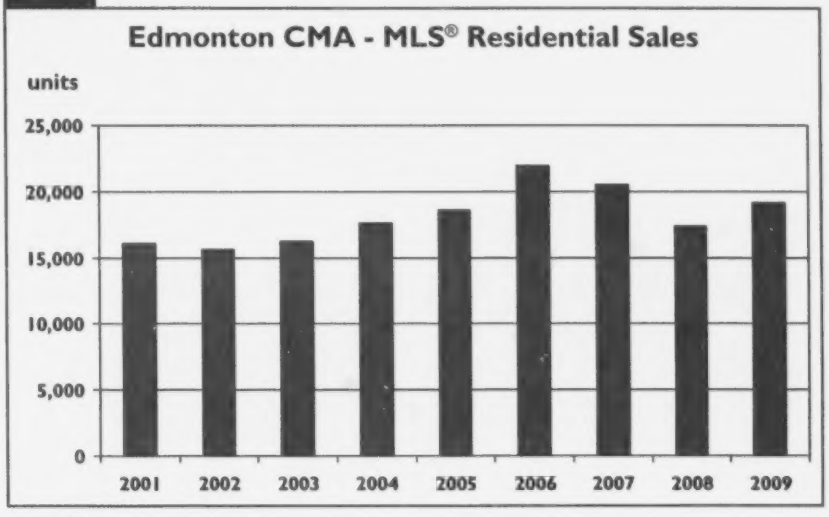
The supply of units available on Edmonton's MLS® continued to retreat during the final months of the year. New listings entering the market in the first nine months of 2009 fell by 25 per cent from the volumes listed during January to September 2008. This trend continued in the last three months of 2009, with new listings dropping by 19 per cent compared with listings posted during October through December 2008. As a result of the stronger sales and reduced listings, inventory levels have been drawn downward. Active listings at year-end stood at 4,037 units, down

36 per cent from December 2008. On a seasonally adjusted basis, active listings in the fourth quarter were at their lowest level since the spring of 2007.

Stronger sales and reduced supply helped to maintain balanced market conditions during the second half of 2009. Typical listing periods on the MLS® decreased from an average of 62 days on the market in the fourth quarter of 2008 to 48 days during the last three months of 2009. Meanwhile, the sales-to-active listings ratio averaged 25 per cent during October to December of 2009 compare with 15 per cent during the same period in 2008. A balanced market in Edmonton has historically been associated with average listing periods of 40 to 55 days and sales-to-active listings ratios of 22 to 30 per cent.

Improved market balance has also helped to firm up prices. The average residential resale price rose by 2.6 per cent year-over-year in December to $319,201. Following a 1.5 per cent decrease in 2008, Edmonton's resale prices decreased on an annual basis by 3.7 per cent in 2009 to $320,392. This represented the first time that annual average prices had decreased for two consecutive years since 1995-1996. Single-detached home prices fell on average by 3.2 per cent in 2009 to $364,032 compared with a 2008 average of $375,952. Meanwhile, a typical resale condominium sold for $240,322 in 2009, down 5.5 per cent on an annual basis.

Figure 3



Source: RAE

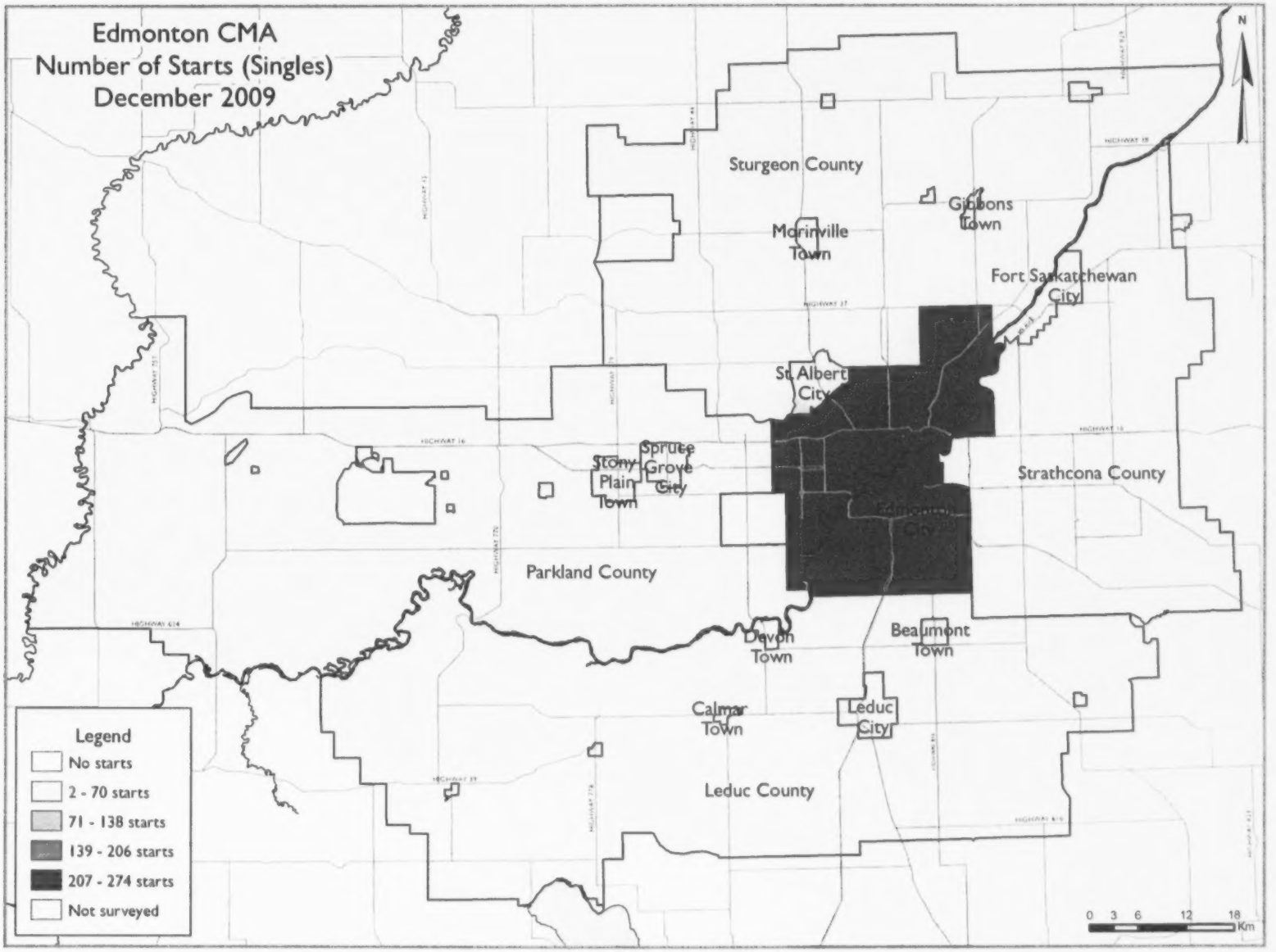
Economy

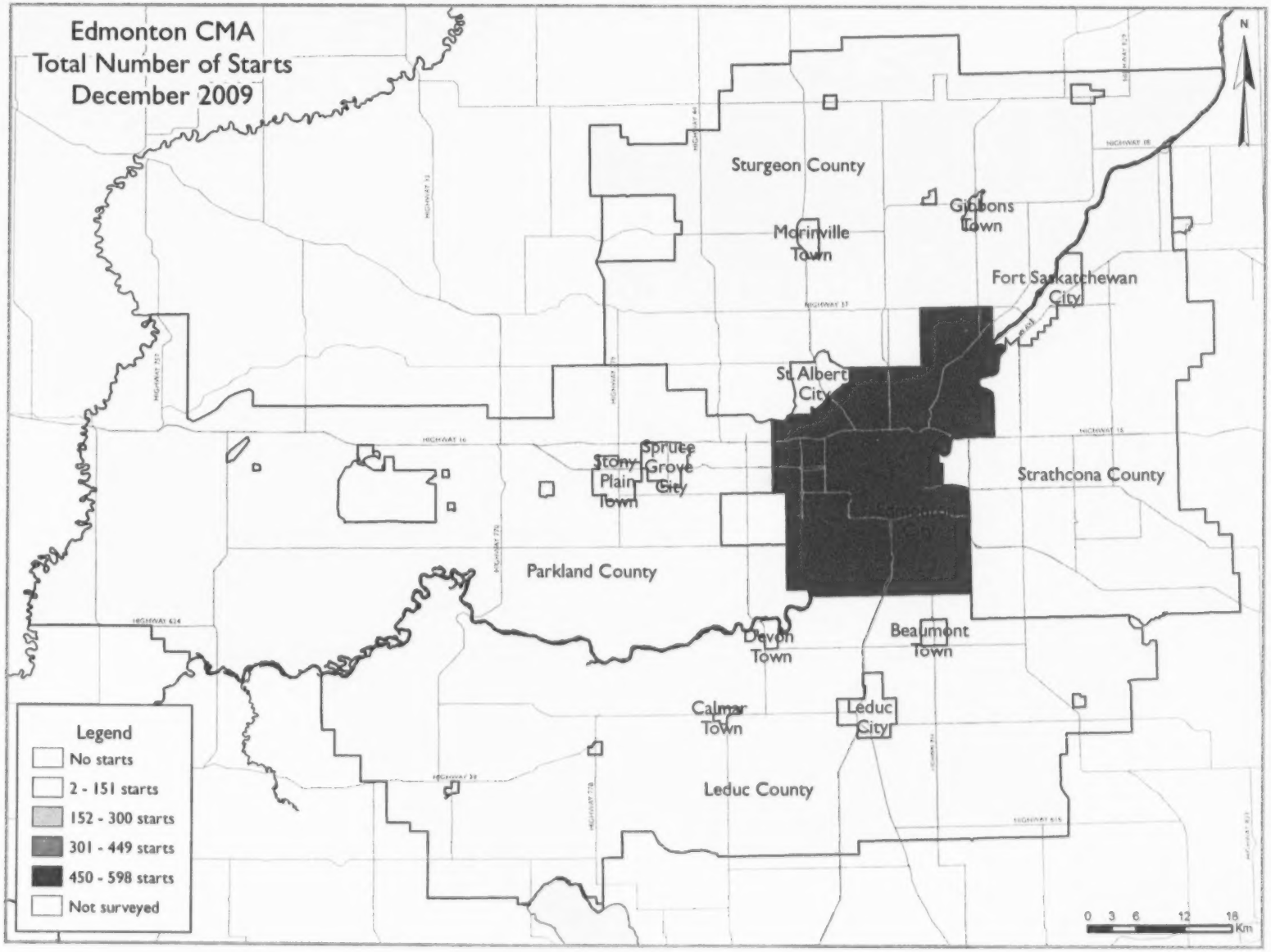
Labour Market Weakens in 4th Quarter

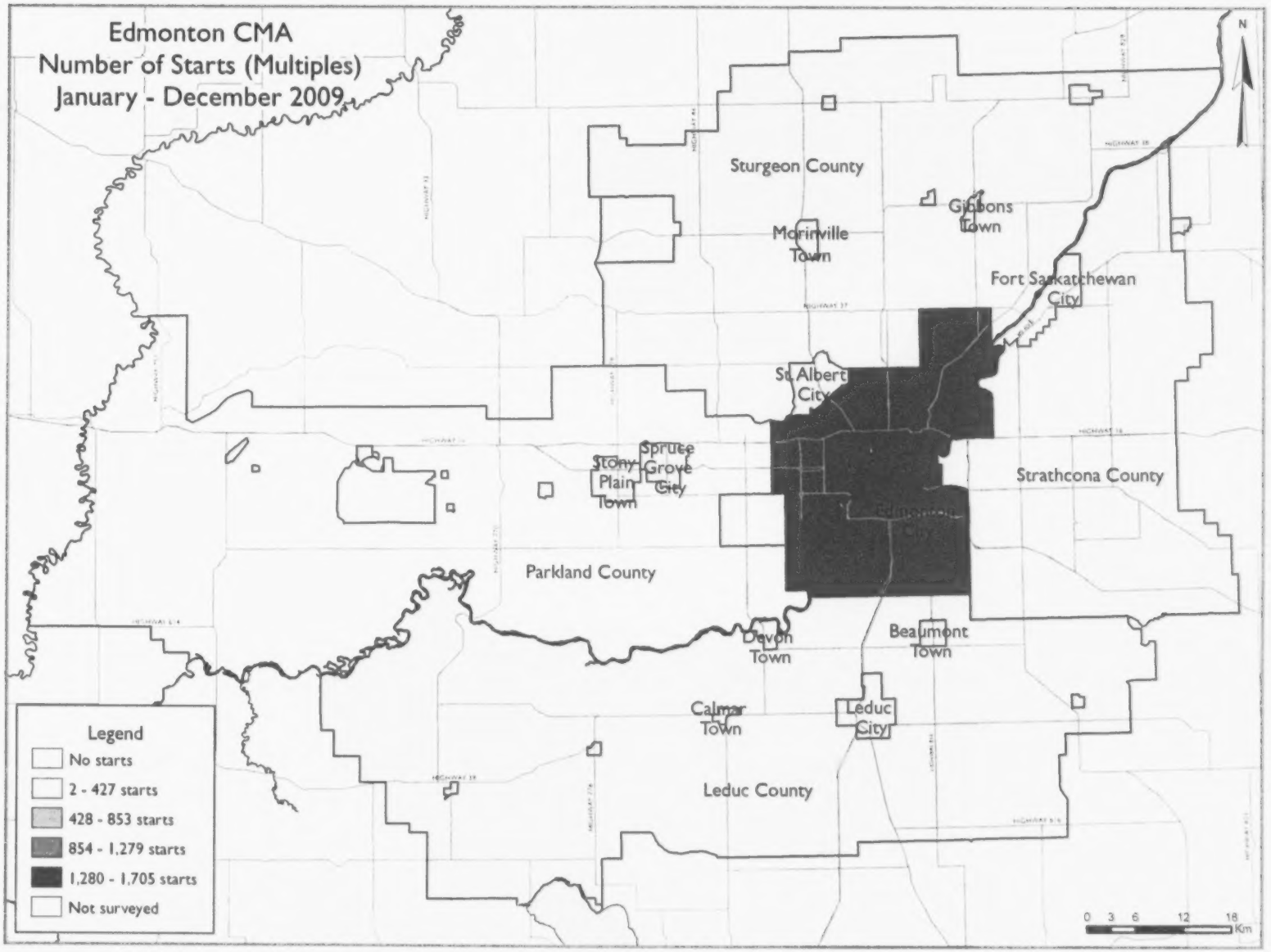
Continued growth in the labour force combined with job losses has pushed unemployment in Edmonton to its highest level since the first quarter of 2007. On a seasonally adjusted basis, unemployment across the Capital region averaged 7.7 per cent in the fourth quarter of 2009, more than double the 3.5 per cent average reported in the same period of 2008. Total employment in 2009 fell, on average, by 0.6 per cent or 3,850 jobs. This compares with an average increase of 22,020 jobs in 2008. Gains in part-time employment were offset by reductions in full-time jobs. Average weekly earnings reported by the labour force survey remained on an upward trend despite the rising unemployment rate. Earnings growth in 2009 averaged 4.8 per cent compared with an average gain of 6.4 per cent in the previous year and 6.5 per cent in 2007.

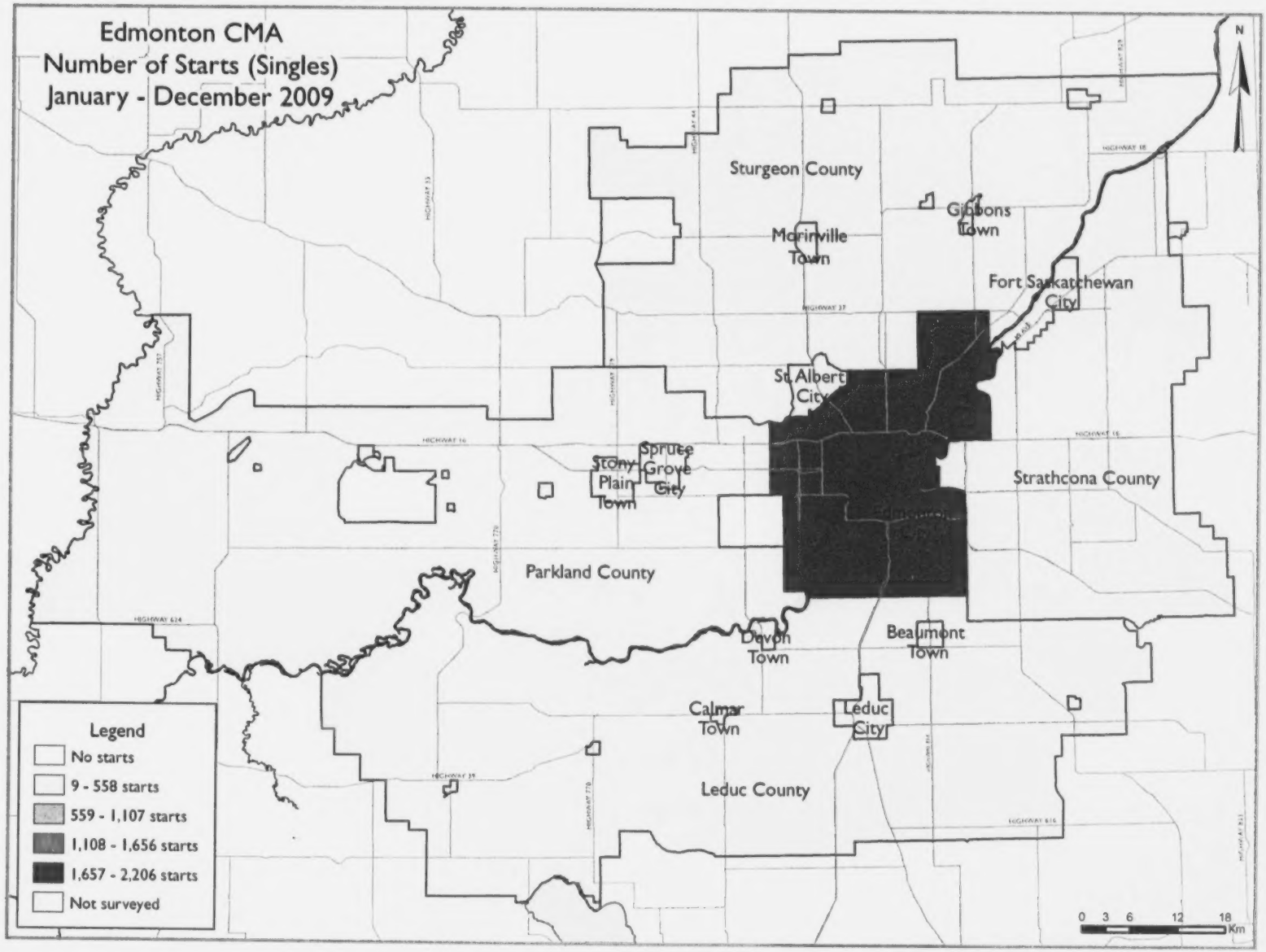
The higher jobless numbers associated with the economic slowdown in Alberta have contributed to slower population growth, largely due to weaker interprovincial migration. Statistics Canada estimates for the third quarter of 2009 showed that Alberta experienced a net loss of 2,535 interprovincial migrants during July through September of 2009 compared with a net gain of 4,927 persons in the same period of 2008. This represented the first net loss of interprovincial migrants in 15 years. These losses were offset somewhat by improved net international migration. However, total net migration numbers were also undercut by reductions in net non-permanent residents.

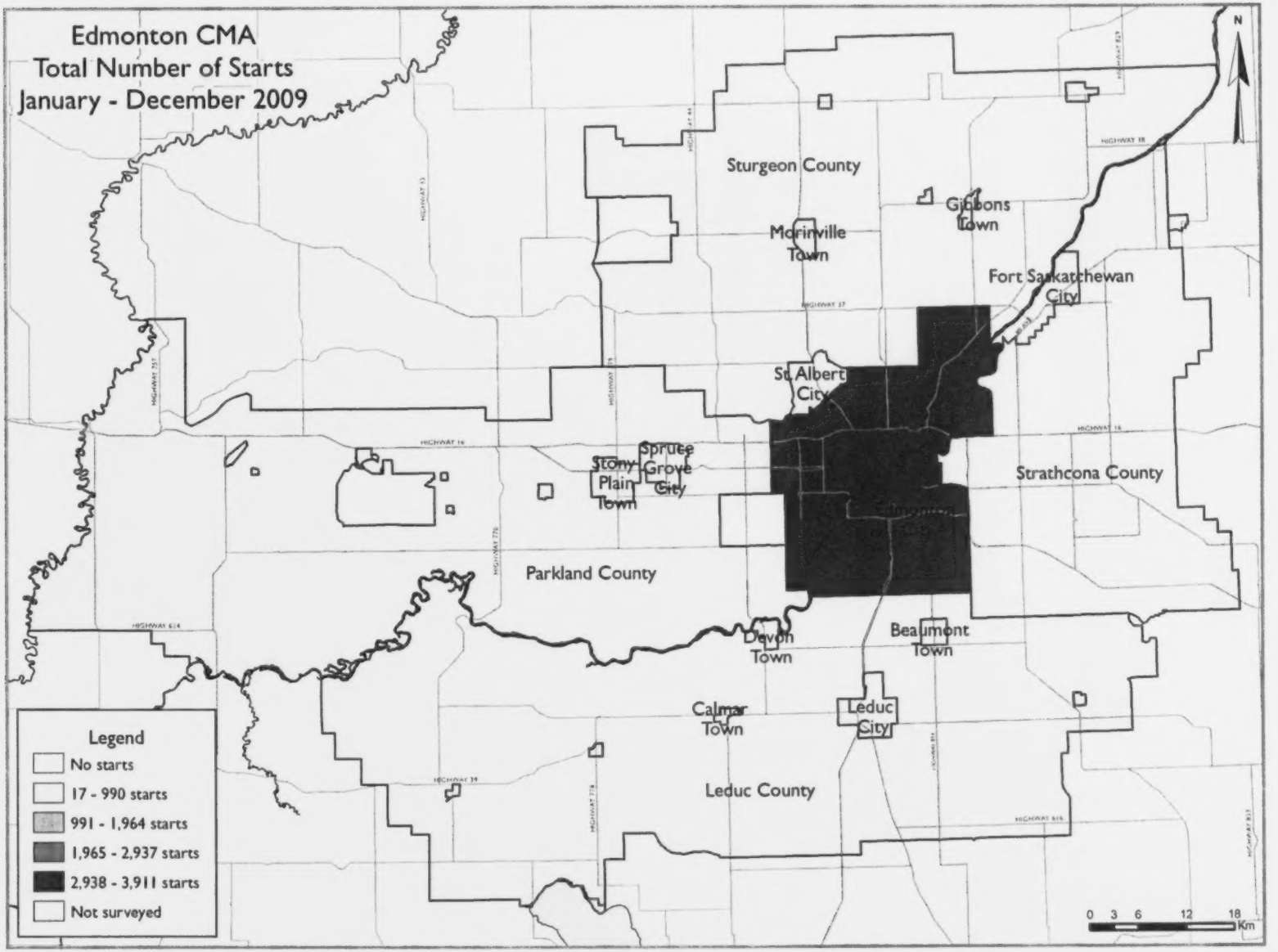
Edmonton CMA
Number of Starts (Multiples)
December 2009
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 82 starts
83 - 163 starts
164 - 243 starts
244 - 324 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
December 2009
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 70 starts
71 - 138 starts
139 - 206 starts
207 - 274 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
December 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 151 starts
152 - 300 starts
301 - 449 starts
450 - 598 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - December 2009
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 427 starts
428 - 853 starts
854 - 1,279 starts
1,280 - 1,705 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - December 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
9 - 558 starts
559 - 1,107 starts
1,108 - 1,656 starts
1,657 - 2,206 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - December 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
17 - 990 starts
991 - 1,964 starts
1,965 - 2,937 starts
2,938 - 3,911 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2009	448	70	8	0	62	106	0	118	812
December 2008	194	40	3	0	45	31	2	9	324
% Change	130.9	75.0	166.7	n/a	37.8	**	-100.0	**	150.6
Year-to-date 2009	3,883	924	138	14	608	453	4	293	6,317
Year-to-date 2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
UNDER CONSTRUCTION									
December 2009	3,004	706	82	15	847	2,409	15	471	7,549
December 2008	2,248	604	49	5	1,208	6,828	20	447	11,409
% Change	33.6	16.9	67.3	200.0	-29.9	-64.7	-25.0	5.4	-33.8
COMPLETIONS									
December 2009	281	68	10	0	61	347	22	0	789
December 2008	305	62	7	4	55	15	4	0	452
% Change	-7.9	9.7	42.9	-100.0	10.9	**	**	n/a	74.6
Year-to-date 2009	3,104	792	100	3	826	3,987	51	360	9,232
Year-to-date 2008	6,190	1,086	73	27	1,309	2,366	58	108	11,217
% Change	-49.9	-27.1	37.0	-88.9	-36.9	68.5	-12.1	**	-17.7
COMPLETED & NOT ABSORBED									
December 2009	396	64	11	0	235	734	4	71	1,515
December 2008	979	167	11	5	178	155	4	0	1,499
% Change	-59.6	-61.7	0.0	-100.0	32.0	**	0.0	n/a	1.1
ABSORBED									
December 2009	327	73	8	0	39	250	4	55	756
December 2008	333	80	5	0	60	24	4	0	506
% Change	-1.8	-8.8	60.0	n/a	-35.0	**	0.0	n/a	49.4
Year-to-date 2009	3,687	888	78	8	762	3,357	41	254	9,084
Year-to-date 2008	6,048	1,041	46	22	1,177	2,278	43	125	10,780
% Change	-39.0	-14.7	69.6	-63.6	-35.3	47.4	-4.7	103.2	-15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2009	274	38	4	0	58	106	0	118	598
December 2008	106	8	0	0	45	31	0	0	190
Beaumont Town									
December 2009	15	0	0	0	0	0	0	0	15
December 2008	2	0	0	0	0	0	0	0	2
Devon Town									
December 2009	0	0	0	0	0	0	0	0	0
December 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2009	17	14	0	0	0	0	0	0	31
December 2008	7	2	0	0	0	0	0	0	9
Leduc City									
December 2009	20	0	0	0	0	0	0	0	20
December 2008	4	4	0	0	0	0	0	0	8
Leduc County									
December 2009	7	0	0	0	0	0	0	0	7
December 2008	10	0	0	0	0	0	0	0	10
Morinville Town									
December 2009	2	0	4	0	0	0	0	0	6
December 2008	0	0	0	0	0	0	0	0	0
Parkland County									
December 2009	7	0	0	0	0	0	0	0	7
December 2008	9	0	0	0	0	0	0	0	9
Spruce Grove City									
December 2009	35	6	0	0	0	0	0	0	41
December 2008	12	14	3	0	0	0	0	0	29
St. Albert City									
December 2009	18	0	0	0	0	0	0	0	18
December 2008	7	0	0	0	0	0	0	9	16
Stony Plain Town									
December 2009	3	2	0	0	0	0	0	0	5
December 2008	9	0	0	0	0	0	0	0	9
Strathcona County									
December 2009	33	10	0	0	4	0	0	0	47
December 2008	7	10	0	0	0	0	2	0	19
Sturgeon County									
December 2009	10	0	0	0	0	0	0	0	10
December 2008	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
December 2009	7	0	0	0	0	0	0	0	7
December 2008	5	2	0	0	0	0	0	0	7
Edmonton CMA									
December 2009	448	70	8	0	62	106	0	118	812
December 2008	194	40	3	0	45	31	2	9	324

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2009	1,667	424	40	9	562	2,136	15	190	5,043
December 2008	973	340	36	5	785	5,471	18	200	7,828
Beaumont Town									
December 2009	86	12	0	0	28	0	0	0	126
December 2008	60	14	0	0	26	50	0	63	213
Devon Town									
December 2009	10	8	0	0	15	0	0	0	33
December 2008	10	0	0	0	30	0	0	0	40
Fort Saskatchewan City									
December 2009	112	82	10	0	30	0	0	152	386
December 2008	66	54	7	0	32	212	0	0	371
Leduc City									
December 2009	179	54	4	0	12	0	0	47	296
December 2008	154	50	0	0	139	205	0	0	548
Leduc County									
December 2009	60	2	0	0	0	0	0	0	62
December 2008	68	0	0	0	0	0	0	0	68
Morinville Town									
December 2009	33	2	7	0	46	20	0	0	108
December 2008	49	6	0	0	53	108	0	0	216
Parkland County									
December 2009	123	0	0	0	0	0	0	0	123
December 2008	204	0	3	0	0	0	0	0	207
Spruce Grove City									
December 2009	136	34	17	0	0	0	0	0	187
December 2008	139	86	3	0	0	283	0	0	511
St. Albert City									
December 2009	126	16	0	0	30	101	0	82	355
December 2008	63	12	0	0	8	65	0	50	198
Stony Plain Town									
December 2009	69	4	4	0	74	119	0	0	270
December 2008	65	6	0	0	95	166	0	0	332
Strathcona County									
December 2009	267	64	0	6	50	0	0	0	387
December 2008	197	30	0	0	40	247	2	134	650
Sturgeon County									
December 2009	102	2	0	0	0	0	0	0	104
December 2008	152	0	0	0	0	0	0	0	152
Remainder of the CMA									
December 2009	34	2	0	0	0	33	0	0	69
December 2008	48	6	0	0	0	21	0	0	75
Edmonton CMA									
December 2009	3,004	706	82	15	847	2,409	15	471	7,549
December 2008	2,248	604	49	5	1,208	6,828	20	447	11,409

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2009	121	42	10	0	44	113	22	0	352
December 2008	124	50	0	0	38	15	4	0	231
Beaumont Town									
December 2009	1	0	0	0	0	0	0	0	1
December 2008	17	0	0	0	0	0	0	0	17
Devon Town									
December 2009	0	0	0	0	0	0	0	0	0
December 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2009	6	4	0	0	0	0	0	0	10
December 2008	13	2	0	0	0	0	0	0	15
Leduc City									
December 2009	28	8	0	0	0	0	0	0	36
December 2008	26	0	0	0	0	0	0	0	26
Leduc County									
December 2009	3	0	0	0	0	0	0	0	3
December 2008	5	0	0	0	0	0	0	0	5
Morinville Town									
December 2009	2	0	0	0	0	0	0	0	2
December 2008	7	0	4	0	2	0	0	0	13
Parkland County									
December 2009	19	0	0	0	0	0	0	0	19
December 2008	18	0	0	0	0	0	0	0	18
Spruce Grove City									
December 2009	26	14	0	0	0	160	0	0	200
December 2008	13	4	0	0	3	0	0	0	20
St. Albert City									
December 2009	12	0	0	0	6	0	0	0	18
December 2008	14	0	0	0	0	0	0	0	14
Stony Plain Town									
December 2009	15	0	0	0	6	0	0	0	21
December 2008	7	0	3	0	0	0	0	0	10
Strathcona County									
December 2009	28	0	0	0	5	74	0	0	107
December 2008	22	6	0	4	12	0	0	0	44
Sturgeon County									
December 2009	15	0	0	0	0	0	0	0	15
December 2008	29	0	0	0	0	0	0	0	29
Remainder of the CMA									
December 2009	5	0	0	0	0	0	0	0	5
December 2008	10	0	0	0	0	0	0	0	10
Edmonton CMA									
December 2009	281	68	10	0	61	347	22	0	789
December 2008	305	62	7	4	55	15	4	0	452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2009	185	34	6	0	147	433	1	35	841
December 2008	393	96	5	0	76	57	4	0	631
Beaumont Town									
December 2009	10	0	0	0	4	0	0	0	14
December 2008	50	2	0	0	0	0	0	0	52
Devon Town									
December 2009	2	0	0	0	0	0	0	0	2
December 2008	7	0	0	0	3	0	0	0	10
Fort Saskatchewan City									
December 2009	31	13	1	0	23	74	0	0	142
December 2008	78	25	4	0	33	84	0	0	224
Leduc City									
December 2009	32	2	0	0	13	63	0	0	110
December 2008	92	1	0	0	0	0	0	0	93
Leduc County									
December 2009	0	0	0	0	0	0	0	0	0
December 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
December 2009	22	1	1	0	18	10	0	0	52
December 2008	61	0	1	0	18	0	0	0	80
Parkland County									
December 2009	12	0	0	0	0	0	0	0	12
December 2008	27	0	0	0	3	0	0	0	30
Spruce Grove City									
December 2009	15	4	3	0	0	93	0	0	115
December 2008	54	4	0	0	0	0	0	0	58
St. Albert City									
December 2009	27	5	0	0	1	0	0	0	33
December 2008	63	6	0	0	4	5	0	0	78
Stony Plain Town									
December 2009	21	1	0	0	24	43	3	0	92
December 2008	40	25	1	0	10	0	0	0	76
Strathcona County									
December 2009	32	4	0	0	5	18	0	36	95
December 2008	101	8	0	5	31	9	0	0	154
Sturgeon County									
December 2009	2	0	0	0	0	0	0	0	2
December 2008	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
December 2009	5	0	0	0	0	0	0	0	5
December 2008	12	0	0	0	0	0	0	0	12
Edmonton CMA									
December 2009	396	64	11	0	235	734	4	71	1,515
December 2008	979	167	11	5	178	155	4	0	1,499

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2009	150	45	8	0	20	115	1	55	394
December 2008	124	42	0	0	42	24	4	0	236
Beaumont Town									
December 2009	3	1	0	0	1	0	0	0	5
December 2008	16	0	0	0	0	0	0	0	16
Devon Town									
December 2009	1	0	0	0	0	0	0	0	1
December 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2009	5	3	0	0	6	2	0	0	16
December 2008	12	7	0	0	1	0	0	0	20
Leduc City									
December 2009	29	6	0	0	0	0	0	0	35
December 2008	26	3	0	0	0	0	0	0	29
Leduc County									
December 2009	3	0	0	0	0	0	0	0	3
December 2008	5	0	0	0	0	0	0	0	5
Morinville Town									
December 2009	6	0	0	0	1	3	0	0	10
December 2008	11	0	3	0	0	0	0	0	14
Parkland County									
December 2009	21	0	0	0	0	0	0	0	21
December 2008	21	0	0	0	2	0	0	0	23
Spruce Grove City									
December 2009	26	15	0	0	0	67	0	0	108
December 2008	23	9	0	0	11	0	0	0	43
St. Albert City									
December 2009	17	2	0	0	5	0	0	0	24
December 2008	21	2	0	0	0	0	0	0	23
Stony Plain Town									
December 2009	18	1	0	0	1	0	3	0	23
December 2008	11	17	2	0	0	0	0	0	30
Strathcona County									
December 2009	26	0	0	0	5	63	0	0	94
December 2008	27	0	0	0	4	0	0	0	31
Sturgeon County									
December 2009	14	0	0	0	0	0	0	0	14
December 2008	28	0	0	0	0	0	0	0	28
Remainder of the CMA									
December 2009	8	0	0	0	0	0	0	0	8
December 2008	8	0	0	0	0	0	0	0	8
Edmonton CMA									
December 2009	327	73	8	0	39	250	4	55	756
December 2008	333	80	5	0	60	24	4	0	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Edmonton City	274	106	76	42	24	11	224	31	598	190	**
Beaumont Town	15	2	0	0	0	0	0	0	15	2	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	17	7	14	2	0	0	0	0	31	9	**
Gibbons Town	2	1	0	2	0	0	0	0	2	3	-33.3
Leduc City	20	4	0	4	0	0	0	0	20	8	150.0
Leduc County	7	10	0	0	0	0	0	0	7	10	-30.0
Morinville Town	2	0	0	0	4	0	0	0	6	0	n/a
Parkland County	7	9	0	0	0	0	0	0	7	9	-22.2
Spruce Grove City	35	12	6	14	0	3	0	0	41	29	41.4
St. Albert City	18	7	0	0	0	0	0	9	18	16	12.5
Stony Plain Town	3	9	2	0	0	0	0	0	5	9	-44.4
Strathcona County	33	7	14	12	0	0	0	0	47	19	147.4
Sturgeon County	10	16	0	0	0	0	0	0	10	16	-37.5
Remainder of the CMA	5	4	0	0	0	0	0	0	5	4	25.0
Edmonton CMA	448	194	112	76	28	14	224	40	812	324	150.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	2,206	1,220	684	548	437	231	584	1,980	3,911	3,979	-1.7
Beaumont Town	86	59	24	14	6	22	0	35	116	130	-10.8
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	9	5	8	6	0	30	0	0	17	41	-58.5
Fort Saskatchewan City	160	91	116	74	13	29	0	212	289	406	-28.8
Gibbons Town	13	22	0	2	0	0	33	0	46	24	91.7
Leduc City	209	136	48	60	18	139	47	158	322	493	-34.7
Leduc County	63	97	2	0	0	0	0	0	65	97	-33.0
Morinville Town	51	45	2	10	11	32	0	0	64	87	-26.4
Parkland County	141	167	0	0	0	0	0	0	141	167	-15.6
Spruce Grove City	180	176	46	70	8	11	0	0	234	257	-8.9
St. Albert City	168	59	20	0	30	12	82	74	300	145	106.9
Stony Plain Town	93	60	4	8	48	59	0	101	145	228	-36.4
Strathcona County	373	254	114	48	31	10	0	0	518	312	66.0
Sturgeon County	120	183	2	0	0	0	0	0	122	183	-33.3
Remainder of the CMA	25	38	2	2	0	0	0	21	27	61	-55.7
Edmonton CMA	3,897	2,613	1,072	846	602	575	746	2,581	6,317	6,615	-4.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Edmonton City	24	11	0	0	106	31	118	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	9
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	28	14	0	0	106	31	118	9

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	437	227	0	4	420	1,950	164	30
Beaumont Town	6	22	0	0	0	0	0	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	30	0	0	0	0	0	0
Fort Saskatchewan City	13	29	0	0	0	212	0	0
Gibbons Town	0	0	0	0	33	0	0	0
Leduc City	18	135	0	4	0	158	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	11	0	0	0	0	0	0
St. Albert City	30	12	0	0	0	65	82	9
Stony Plain Town	48	59	0	0	0	101	0	0
Strathcona County	31	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	602	567	0	8	453	2,507	293	74

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Edmonton City	316	114	164	76	118	0	598	190
Beaumont Town	15	2	0	0	0	0	15	2
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	31	9	0	0	0	0	31	9
Gibbons Town	2	3	0	0	0	0	2	3
Leduc City	20	8	0	0	0	0	20	8
Leduc County	7	10	0	0	0	0	7	10
Morinville Town	6	0	0	0	0	0	6	0
Parkland County	7	9	0	0	0	0	7	9
Spruce Grove City	41	29	0	0	0	0	41	29
St. Albert City	18	7	0	0	0	9	18	16
Stony Plain Town	5	9	0	0	0	0	5	9
Strathcona County	43	17	4	0	0	2	47	19
Sturgeon County	10	16	0	0	0	0	10	16
Remainder of the CMA	5	4	0	0	0	0	5	4
Edmonton CMA	526	237	168	76	118	11	812	324

Table 2.5: Starts by Submarket and by Intended Market
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	2,865	1,591	878	2,343	168	45	3,911	3,979
Beaumont Town	102	69	14	26	0	35	116	130
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	17	5	0	36	0	0	17	41
Fort Saskatchewan City	289	177	0	229	0	0	289	406
Gibbons Town	13	24	33	0	0	0	46	24
Leduc City	261	172	14	317	47	4	322	493
Leduc County	65	97	0	0	0	0	65	97
Morinville Town	64	55	0	32	0	0	64	87
Parkland County	141	167	0	0	0	0	141	167
Spruce Grove City	234	249	0	8	0	0	234	257
St. Albert City	188	59	30	77	82	9	300	145
Stony Plain Town	101	71	44	157	0	0	145	228
Strathcona County	456	300	62	10	0	2	518	312
Sturgeon County	122	183	0	0	0	0	122	183
Remainder of the CMA	27	40	0	21	0	0	27	61
Edmonton CMA	4,945	3,264	1,075	3,256	297	95	6,317	6,615

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Edmonton City	121	124	48	72	70	20	113	15	352	231	52.4
Beaumont Town	1	17	0	0	0	0	0	0	1	17	-94.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	6	13	4	2	0	0	0	0	10	15	-33.3
Gibbons Town	1	6	0	0	0	0	0	0	1	6	-83.3
Leduc City	28	26	8	0	0	0	0	0	36	26	38.5
Leduc County	3	5	0	0	0	0	0	0	3	5	-40.0
Morinville Town	2	7	0	2	0	4	0	0	2	13	-84.6
Parkland County	19	18	0	0	0	0	0	0	19	18	5.6
Spruce Grove City	26	13	14	4	0	3	160	0	200	20	***
St. Albert City	12	14	0	0	6	0	0	0	18	14	28.6
Stony Plain Town	15	7	6	0	0	3	0	0	21	10	110.0
Strathcona County	28	26	2	6	3	12	74	0	107	44	143.2
Sturgeon County	15	29	0	0	0	0	0	0	15	29	-48.3
Remainder of the CMA	4	4	0	0	0	0	0	0	4	4	0.0
Edmonton CMA	281	309	82	86	79	42	347	15	789	452	74.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,495	3,012	692	864	481	701	3,232	1,947	5,900	6,524	-9.6
Beaumont Town	60	263	22	60	8	82	63	0	153	405	-62.2
Calmar Town	1	2	4	0	0	0	0	0	5	2	150.0
Devon Town	7	17	0	18	15	6	0	0	22	41	-46.3
Fort Saskatchewan City	113	245	90	126	10	41	60	131	273	543	-49.7
Gibbons Town	20	46	2	0	0	5	0	4	22	55	-60.0
Leduc City	186	422	52	58	69	24	205	0	512	504	1.6
Leduc County	71	115	0	0	0	0	0	0	71	115	-38.3
Morinville Town	63	135	6	8	14	14	85	0	168	157	7.0
Parkland County	222	244	0	16	3	0	0	0	225	260	-13.5
Spruce Grove City	181	433	84	80	8	48	283	0	556	561	-0.9
St. Albert City	101	220	18	24	17	16	50	87	186	347	-46.4
Stony Plain Town	89	144	24	128	47	39	47	0	207	311	-33.4
Strathcona County	297	611	66	84	37	56	310	309	710	1,060	-33.0
Sturgeon County	170	243	0	0	0	0	0	0	170	243	-30.0
Remainder of the CMA	31	72	0	2	0	15	21	0	52	89	-41.6
Edmonton CMA	3,107	6,224	1,060	1,468	709	1,047	4,356	2,478	9,232	11,217	-17.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Edmonton City	48	20	22	0	113	15	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	160	0	0	0
St. Albert City	6	0	0	0	0	0	0	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	3	12	0	0	74	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	57	42	22	0	347	15	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	451	680	30	21	3,039	1,839	184	108
Beaumont Town	8	82	0	0	0	0	63	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	6	0	0	0	0	0	0
Fort Saskatchewan City	10	41	0	0	60	131	0	0
Gibbons Town	0	5	0	0	0	4	0	0
Leduc City	69	20	0	4	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	14	0	0	85	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	48	0	0	283	0	0	0
St. Albert City	17	16	0	0	0	87	50	0
Stony Plain Town	40	39	7	0	47	0	0	0
Strathcona County	37	56	0	0	247	309	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	15	0	0	21	0	0	0
Edmonton CMA	672	1,022	37	25	3,987	2,370	360	108

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Edmonton City	173	174	157	53	22	4	352	231
Beaumont Town	1	17	0	0	0	0	1	17
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	10	15	0	0	0	0	10	15
Gibbons Town	1	6	0	0	0	0	1	6
Leduc City	36	26	0	0	0	0	36	26
Leduc County	3	5	0	0	0	0	3	5
Morinville Town	2	11	0	2	0	0	2	13
Parkland County	19	18	0	0	0	0	19	18
Spruce Grove City	40	17	160	3	0	0	200	20
St. Albert City	12	14	6	0	0	0	18	14
Stony Plain Town	15	10	6	0	0	0	21	10
Strathcona County	28	28	79	16	0	0	107	44
Sturgeon County	15	29	0	0	0	0	15	29
Remainder of the CMA	4	4	0	0	0	0	4	4
Edmonton CMA	359	374	408	74	22	4	789	452

Table 3.5: Completions by Submarket and by Intended Market
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	2,043	3,642	3,620	2,721	228	161	5,900	6,524
Beaumont Town	78	309	12	96	63	0	153	405
Calmar Town	5	2	0	0	0	0	5	2
Devon Town	7	17	15	24	0	0	22	41
Fort Saskatchewan City	207	362	66	181	0	0	273	543
Gibbons Town	22	51	0	4	0	0	22	55
Leduc City	230	479	282	20	0	5	512	504
Leduc County	71	115	0	0	0	0	71	115
Morinville Town	73	139	95	18	0	0	168	157
Parkland County	225	250	0	10	0	0	225	260
Spruce Grove City	273	513	283	48	0	0	556	561
St. Albert City	117	244	19	103	50	0	186	347
Stony Plain Town	93	265	107	46	7	0	207	311
Strathcona County	351	635	296	425	63	0	710	1,060
Sturgeon County	170	243	0	0	0	0	170	243
Remainder of the CMA	31	83	21	6	0	0	52	89
Edmonton CMA	3,996	7,349	4,816	3,702	411	166	9,232	11,217

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2009	31	20.7	70	46.7	22	14.7	8	5.3	19	12.7	150	407,350	475,122
December 2008	6	4.8	28	22.6	32	25.8	26	21.0	32	25.8	124	527,750	583,735
Year-to-date 2009	189	11.2	551	32.5	398	23.5	179	10.6	376	22.2	1,693	473,900	568,527
Year-to-date 2008	233	7.8	863	28.8	1,004	33.5	448	15.0	445	14.9	2,993	488,300	527,919
Beaumont Town													
December 2009	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
December 2008	1	6.3	7	43.8	5	31.3	1	6.3	2	12.5	16	439,950	457,819
Year-to-date 2009	6	6.0	34	34.0	41	41.0	16	16.0	3	3.0	100	472,450	475,897
Year-to-date 2008	35	13.2	85	32.1	116	43.8	23	8.7	6	2.3	265	457,900	453,346
Calmar Town													
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
December 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	8.3	6	50.0	3	25.0	2	16.7	12	549,900	561,208
Year-to-date 2008	0	0.0	2	12.5	10	62.5	4	25.0	0	0.0	16	522,500	509,225
Fort Saskatchewan City													
December 2009	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
December 2008	0	0.0	10	83.3	0	0.0	0	0.0	2	16.7	12	406,350	449,825
Year-to-date 2009	33	20.6	83	51.9	25	15.6	6	3.8	13	8.1	160	389,000	425,087
Year-to-date 2008	7	3.3	114	53.3	57	26.6	8	3.7	28	13.1	214	439,750	482,720
Gibbons Town													
December 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2008	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2009	14	58.3	8	33.3	2	8.3	0	0.0	0	0.0	24	340,000	342,167
Year-to-date 2008	34	81.0	6	14.3	2	4.8	0	0.0	0	0.0	42	290,000	314,286
Leduc City													
December 2009	9	31.0	19	65.5	1	3.4	0	0.0	0	0.0	29	367,954	365,012
December 2008	7	26.9	11	42.3	2	7.7	6	23.1	0	0.0	26	368,900	402,746
Year-to-date 2009	36	14.6	101	41.1	74	30.1	29	11.8	6	2.4	246	432,950	447,547
Year-to-date 2008	50	13.4	137	36.6	135	36.1	41	11.0	11	2.9	374	450,000	458,995
Leduc County													
December 2009	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
December 2008	1	20.0	0	0.0	3	60.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	6	8.6	8	11.4	6	8.6	14	20.0	36	51.4	70	650,000	653,954
Year-to-date 2008	14	12.2	12	10.4	27	23.5	26	22.6	36	31.3	115	570,000	586,826
Morinville Town													
December 2009	3	50.0	1	16.7	0	0.0	2	33.3	0	0.0	6	--	--
December 2008	1	9.1	5	45.5	3	27.3	2	18.2	0	0.0	11	449,900	440,636
Year-to-date 2009	25	24.5	58	56.9	10	9.8	7	6.9	2	2.0	102	388,900	414,787
Year-to-date 2008	7	6.6	73	68.9	18	17.0	6	5.7	2	1.9	106	415,250	429,231

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2009	2	12.5	0	0.0	4	25.0	2	12.5	8	50.0	16	645,000	704,022
December 2008	2	9.5	1	4.8	4	19.0	3	14.3	11	52.4	21	650,000	609,976
Year-to-date 2009	67	34.2	33	16.8	18	9.2	13	6.6	65	33.2	196	436,750	534,598
Year-to-date 2008	52	22.7	48	21.0	38	16.6	27	11.8	64	27.9	229	473,900	507,683
Spruce Grove City													
December 2009	4	15.4	16	61.5	3	11.5	3	11.5	0	0.0	26	393,660	407,527
December 2008	8	34.8	10	43.5	4	17.4	0	0.0	1	4.3	23	373,590	390,285
Year-to-date 2009	61	28.0	107	49.1	37	17.0	9	4.1	4	1.8	218	384,363	397,553
Year-to-date 2008	173	39.6	183	41.9	68	15.6	10	2.3	3	0.7	437	371,900	386,481
St. Albert City													
December 2009	0	0.0	5	29.4	4	23.5	3	17.6	5	29.4	17	535,100	589,253
December 2008	0	0.0	6	28.6	4	19.0	2	9.5	9	42.9	21	620,000	673,048
Year-to-date 2009	1	0.7	31	22.6	32	23.4	27	19.7	46	33.6	137	565,500	615,536
Year-to-date 2008	2	0.8	33	13.9	72	30.4	50	21.1	80	33.8	237	579,200	642,326
Stony Plain Town													
December 2009	5	27.8	13	72.2	0	0.0	0	0.0	0	0.0	18	369,450	353,272
December 2008	5	45.5	3	27.3	3	27.3	0	0.0	0	0.0	11	359,000	370,771
Year-to-date 2009	42	39.6	54	50.9	8	7.5	2	1.9	0	0.0	106	360,628	356,681
Year-to-date 2008	95	61.3	37	23.9	19	12.3	3	1.9	1	0.6	155	332,798	344,859
Strathcona County													
December 2009	1	4.0	13	52.0	5	20.0	1	4.0	5	20.0	25	448,000	597,771
December 2008	1	3.7	1	3.7	11	40.7	6	22.2	8	29.6	27	550,000	619,333
Year-to-date 2009	7	1.9	78	21.3	119	32.5	40	10.9	122	33.3	366	529,500	708,220
Year-to-date 2008	6	1.0	76	13.0	230	39.4	105	18.0	167	28.6	584	538,500	633,571
Sturgeon County													
December 2009	2	14.3	1	7.1	2	14.3	3	21.4	6	42.9	14	615,000	739,286
December 2008	6	21.4	5	17.9	6	21.4	6	21.4	5	17.9	28	505,000	502,857
Year-to-date 2009	35	20.7	33	19.5	29	17.2	20	11.8	52	30.8	169	490,000	580,411
Year-to-date 2008	74	30.6	61	25.2	32	13.2	32	13.2	43	17.8	242	420,000	487,231
Remainder of the CMA													
December 2009	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
December 2008	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2009	20	62.5	9	28.1	2	6.3	0	0.0	1	3.1	32	319,900	334,066
Year-to-date 2008	43	66.2	17	26.2	1	1.5	2	3.1	2	3.1	65	320,000	337,644
Edmonton CMA													
December 2009	64	20.0	144	45.0	46	14.4	22	6.9	44	13.8	320	408,300	486,015
December 2008	43	12.9	88	26.4	79	23.7	53	15.9	70	21.0	333	498,900	530,270
Year-to-date 2009	543	15.0	1,189	32.7	807	22.2	365	10.0	728	20.0	3,632	460,000	543,243
Year-to-date 2008	826	13.6	1,748	28.8	1,829	30.1	785	12.9	888	14.6	6,076	471,850	511,989

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2009						
Submarket	Dec 2009	Dec 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	475,122	583,735	-18.6	568,527	527,919	7.7
Beaumont Town	--	457,819	n/a	475,897	453,346	5.0
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	561,208	509,225	10.2
Fort Saskatchewan City	--	449,825	n/a	425,087	482,720	-11.9
Gibbons Town	--	--	n/a	342,167	314,286	8.9
Leduc City	365,012	402,746	-9.4	447,547	458,995	-2.5
Leduc County	--	--	n/a	653,954	586,826	11.4
Morinville Town	--	440,636	n/a	414,787	429,231	-3.4
Parkland County	704,022	609,976	15.4	534,598	507,683	5.3
Spruce Grove City	407,527	390,285	4.4	397,553	386,481	2.9
St. Albert City	589,253	673,048	-12.5	615,536	642,326	-4.2
Stony Plain Town	353,272	370,771	-4.7	356,681	344,859	3.4
Strathcona County	597,771	619,333	-3.5	708,220	633,571	11.8
Sturgeon County	739,286	502,857	47.0	580,411	487,231	19.1
Remainder of the CMA	--	--	n/a	334,066	337,644	-1.1
Edmonton CMA	486,015	530,270	-8.3	543,243	511,989	6.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton December 2009										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,795	3,408	3,940	45.6	332,051	9.3	339,283
	February	1,287	-31.8	1,446	3,576	3,816	37.9	338,347	5.3	346,389
	March	1,557	-34.0	1,494	4,244	4,313	34.6	343,760	5.6	348,183
	April	1,823	-25.4	1,418	4,470	3,636	39.0	336,931	-2.0	334,034
	May	1,821	-34.8	1,338	4,272	3,394	39.4	340,499	-4.8	335,244
	June	1,852	-14.9	1,400	3,952	3,349	41.8	341,376	-2.6	337,243
	July	1,784	16.0	1,516	3,594	3,025	50.1	335,100	-5.3	326,767
	August	1,541	20.4	1,541	2,991	2,878	53.5	329,207	-4.8	326,909
	September	1,729	65.9	1,759	3,142	2,844	61.8	324,906	-5.6	327,437
	October	1,249	-2.1	1,365	3,069	3,044	44.8	317,744	-8.6	320,390
	November	891	-27.1	1,243	2,038	2,923	42.5	318,588	-2.0	327,561
	December	608	-29.1	1,054	1,303	2,897	36.4	310,974	-5.7	319,988
2009	January	730	-40.5	1,167	2,429	2,898	40.3	317,049	-4.5	326,898
	February	1,075	-16.5	1,279	2,664	2,950	43.4	308,970	-8.7	313,945
	March	1,380	-11.4	1,280	2,881	2,652	48.3	309,032	-10.1	311,158
	April	1,843	1.1	1,474	2,999	2,557	57.6	312,127	-7.4	311,472
	May	2,161	18.7	1,651	3,180	2,593	63.7	326,332	-4.2	315,203
	June	2,551	37.7	1,809	3,136	2,478	73.0	328,285	-3.8	325,572
	July	2,278	27.7	1,943	3,052	2,533	76.7	324,744	-3.1	315,709
	August	1,673	8.6	1,665	2,629	2,502	66.5	318,321	-3.3	317,967
	September	1,704	-1.4	1,715	2,559	2,321	73.9	327,235	0.7	320,638
	October	1,535	22.9	1,775	2,192	2,221	79.9	318,969	0.4	326,489
	November	1,261	41.5	1,705	1,894	2,572	66.3	318,482	0.0	328,505
	December	948	55.9	1,676	1,081	2,419	69.3	319,201	2.6	327,916
	Q4 2008	2,748	-18.1		6,410			316,520	-5.5	
	Q4 2009	3,744	36.2		5,167			318,864	0.7	
	YTD 2008	17,369	-15.0		40,059			332,852	-1.7	
	YTD 2009	19,139	10.2		30,696			320,378	-3.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	621	6.5	73.6	912
	July	631	3.75	5.85	208.3	121.8	619	7.0	73.6	916
	August	631	3.75	5.85	207.6	122.1	618	7.3	73.5	927
	September	610	3.70	5.49	207.4	121.7	616	7.4	73.2	933
	October	630	3.80	5.84	206.8	121.8	611	7.7	72.8	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.6	946
	December	610	3.60	5.49		122.0	615	7.6	72.9	937

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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